

FREEHOLD



House - Terraced

# CAMPDEN CRESCENT, DAGENHAM, RM8 2SA

Offers In Excess Of  
**£425,000**

## FEATURES

- Three bedrooms
- Dining Room
- Ground Floor WC
- GCH. D/Glazing
- Lounge
- Fitted Kitchen
- First Floor Bathroom
- Off Street Parking



**STEPS**

Estate Agents

# 3 Bedroom House - Terraced located in Dagenham

Steps are delighted to offer for sale this Tunnel Linked Three Bedroom family home, located within easy access of Longbridge Road which offers direct bus routes to both Barking and Romford. To the ground floor the property comprises of a lounge, dining room, fitted kitchen and WC with the three bedrooms and bathroom to the first floor. With further benefits to include, Gas central heating, Double glazing, Rear garden with pedestrian side access and off street parking for three cars.

## Entrance

Via uPVC door to hallway

## Hallway

Laminate effect wood flooring. Radiator. Staircase to first floor. Doors to.

## Lounge

13'5" x 11'5"

uPVC window to front. Laminate effect wood flooring. Radiator.

## Dining Room

12'4" x 10'2"

uPVC French Doors to garden. Laminate effect wood flooring. Double radiator. Wall mounted boiler. Opening up to kitchen.

## Kitchen

11'5" x 7'5"

Range of fitted wall and base units with roll top work surfaces. Stainless steel single drainer sink unit with mixer taps. Tiled splash backs. Built in oven and hob with canopy extractor over. Spaces for washing machine and fridge freezer. Tiled flooring. uPVC window to rear.

## WC

Low level WC. Inset wash hand basin with mixer taps. Tiled splash backs. Obscure glazed uPVC window to rear.

## Landing

Access to loft. Laminate effect wood flooring. uPVC window to front. Doors to

## Bedroom One

12'0" x 14'5" max

uPVC window to front. Radiator.

## Bedroom Two

14'5" x 9'2"

uPVC window to rear. Radiator.

## Bedroom Three

10'7" x 6'11"

uPVC window to front. Radiator.

## Bathroom

7'10" x 7'3" max

L-Shaped bathroom comprising of a bath with mixer taps and shower attachment. Inset wash hand basin with mixer taps and cupboard under. Low level WC. Chrome effect heated towel rail. Spot lights. Tiled splash backs and flooring. Obscure glazed uPVC window to rear.

## Rear Garden

36 approx

North West facing. Tunnel linked side pedestrian access.

## Front Garden

Providing off street parking for 3 cars.

We routinely refer potential purchasers to Move with Us Ltd. It is your decision whether you choose to deal with Move with Us Ltd. In making that decision, you should know that we receive an annual payment benefits from Move with Us Ltd, equating to approximately £314.48 per referral.



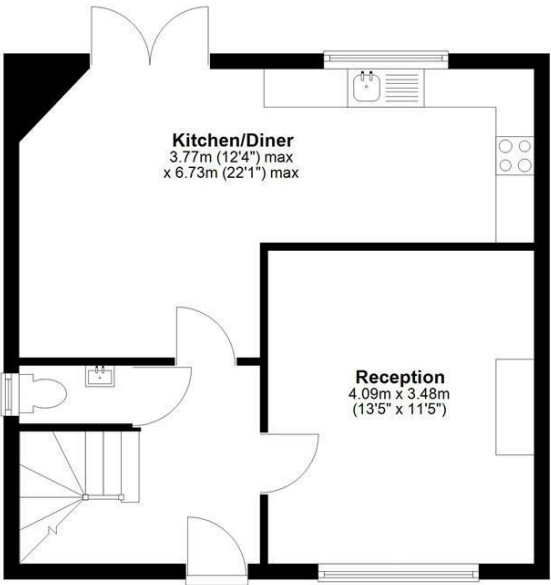


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Council Tax Band  
**C**

**Ground Floor**  
Approx. 43.5 sq. metres (468.0 sq. feet)



**First Floor**  
Approx. 48.3 sq. metres (520.4 sq. feet)



Total area: approx. 91.8 sq. metres (988.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.